

## LESSEES TO IMPROVE MADISON AV. CORNER

Will Put Up 12 Story Building  
on Site of Robert Bonner  
Home, Near 56th Street.

The former home of Robert Bonner, the clubman, at 563 Madison avenue, and the adjoining parcels at 561 Madison avenue and 52 East Fifty-sixth street, consisting of four five story buildings at the southeast corner, altered into stores and studio apartments, has been leased for a long term

of years to Jacob Volk Realty Company at an aggregate rental of about \$1,200,000. At the expiration of the present leases, in about two years, the new owner contemplates improving the plot with a new twelve story building. The advent of this section of Madison avenue as the leading art center of the city has given a pronounced impetus to demand and value of property at this point. Directly opposite the American Art Galleries are constructing their new home on the entire block front on the east side of Madison avenue, between Fifty-sixth and Fifty-seventh streets. Dwight, Archibald & Terry were the brokers in the transaction. Mr. Bonner acquired the corner just leased for his home in 1911 and subsequently as he realized the permanent value of the section he added the other parcels to his holding and then recently converted it to a high class business and studio purposes.

## BUSINESS PLACES TO LET.

Above 14th St. to 50th St. (Inclusive). East River to North River.

## BUSINESS PLACES TO LET.

Above 14th St. to 50th St. (Inclusive). East River to North River.

## BUSINESS PLACES TO LET.

Above 14th St. to 50th St. (Inclusive). East River to North River.

## BUSINESS PLACES TO LET.

Above 14th St. to 50th St. (Inclusive). East River to North River.

## BUSINESS PLACES TO LET.

Above 14th St. to 50th St. (Inclusive). East River to North River.

## BUSINESS PLACES TO LET.

Above 14th St. to 50th St. (Inclusive). East River to North River.

## Select Office Space— Selected Tenants

Business and professional men who lease space in the Straus Building have the best of neighbors. More than three floors are occupied by S. W. Straus & Co., Investment Bonds. Other well-known individuals and firms include the following:

J. H. Lancashire  
Kaakel & Kaakel  
Varga Co.  
Bohn Syphon Refrigerator Co.  
Postal Telegraph-Cable Co.  
Fleischman  
Charles H. Duell, Jr.  
Saul Bernstein  
Clarence W. Roberts  
Levy & Levy & Brown  
Joseph F. Dowd  
Henry W. Kiralfy  
Dr. Alfred Muller  
Myron Sulzberger  
Phillips, Anderson & Moss  
George A. Dose Engineering Co., Inc.  
Bertram Cunningham, Inc.  
John Sloan  
Hammond & Votet  
Frederick Brown  
Ladd & Nichols, Inc.  
Dr. Leon Lazar  
Dr. J. Herbert Claiborne  
Dr. Ernest M. Herring

Dr. James K. Gilder  
Dr. R. R. and Hotaling  
Dr. Conrad Berens, Jr.  
Dr. C. F. C. Mehlig  
Dr. A. Graham Biddle  
J. J. Steindler Co.  
Samuel Wheeler  
Henry Mandel  
Mandel & Erich  
Freeman Estates  
Saint Denis Offices, Corporation  
Ely Bernays  
Charles Galewski  
Fenimore C. Goode  
Prince & Whitely  
Business Investors Corporation  
Federal Acceptance Corporation  
Childs & Murdock  
John W. R. Crawford  
Victor J. Petry  
Marion H. Milliken  
Peggy F. Deutze

Travelers Insurance Co.  
Thomas H. Ince  
Edward L. Bernays  
J. Mitchell Thoreau  
Oscar A. Price  
Kelsey Heating Co.  
Stratford Audit Co., Inc.  
Ludowici-Celadon Co.  
Restucci Steam Valve Corporation  
20th Century Radio Corporation  
Church Candle Company  
American Educator Society  
Amherst Knitting Mills  
Elmer H. Doe Advertising Agency  
Guy T. Gibson, Inc.  
Chamberlin & Frazee  
Rene Duval  
Edward Crozier  
Nassau Bahamas Club  
Sinclair Murray Co.  
Roberts & Lockhart  
Joyce & Miles

## Rentals are moderate.

A good-sized Fifth Avenue office is available at \$150 a month—a large corner office for \$300 a month. The building is more than 80% rented and we suggest immediate action, as only 13 days remain until May 1. Call and inspect, or telephone Vanderbilt 8500 and ask for Mr. Allen.



## The STRAUS BUILDING

565 Fifth Avenue at 46th St.  
New York City

"Fifth Avenue's Most Distinctive New Building"

## Factories for Sale or Rent

EIGHT ACRES, WITH SIDING  
Just built, on Lehigh; quarter mile long; will sell or build for tenants.  
Pierce Estates, Bound Brook, N. J.

## BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

## Space in Arcade of a WALL ST. BLDG.

Having Large Traffic  
REASONABLE RENTAL  
TO THE  
RIGHT BUSINESS  
(No food, drinks, candy or cigars)

Wm. A. White & Sons  
Established 1808  
46 Cedar Street  
Tel. 6790 John

## AT A LOW RENTAL

there will be sublet at  
110 Fulton St.  
S. E. Cor. Dutch St.,  
about 5,000 Sq. Ft. on

## 3 Upper Floors

Electric Elevator and lights  
and front and side lights. Apply

Brown, Wheelock Company, Inc.  
34 WALL ST.  
Tel. Rector 9046

## SUB-LEASE

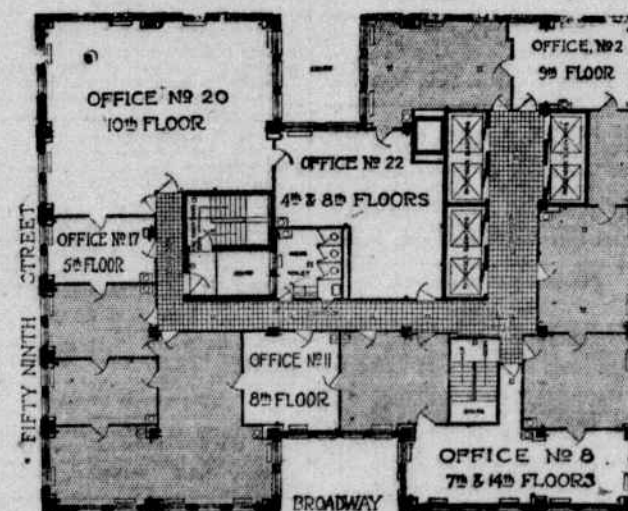
7,019 Sq. feet  
or parts thereof  
Farmers Loan & Trust Co. Bldg.  
22 William Street

Splendid Office Space for  
Immediate Occupancy  
Exceptionally Low Rent

Brown Wheelock Co.  
Incorporated  
14 WALL ST.  
Phone Rector 9040

## Gotham National Bank Building

BROADWAY AT COLUMBUS CIRCLE



Offices Available  
For Immediate Possession  
Apply Trust Dep't, 2nd Floor  
Telephone Columbus 1930  
Or Your Own Broker

From Battery to 14th St., Inclusive.

68 THOMAS STREET  
First floor, one flight up; fine location;  
freight and passenger elevator; about  
2,000 square feet.  
A. J. SHELDON COMPANY.  
68 Thomas St., 3 blocks north Chambers.

Above 14th St. to 50th St. (Inclusive).  
East River to North River.

6 STORY AND CELLAR  
Loft Building  
313 W. 15th St.

VERY MODERATE RENT  
Steam heat, electric elevator;  
suitable for any manufacturing  
business; carrying weight of  
floor, 250 lbs. to square foot.  
CRIST & HERRICK  
306 W. 14th St. Tel. Chelsea 2636.

15 East 57th St.  
5 1/2 Story Building  
HUBERT & HUBERT  
2 Columbus Circle. 6746 Circle.

OFFICES TO RENT  
309-311 5th AVE.  
John E. Henry, Jr., on Premises

## TWO ENTIRE FLOORS WURLITZER BUILDING

20,280

SQ.  
FEET

AT

\$2

Per Sq.  
Foot

120 West 42d Street, Near Broadway

Beautifully situated in one of New York's  
finest Uptown Buildings. Exceptional  
light. Partitions, Carpets, Linoleums,  
Electrical Fixtures, all in place. Every-  
thing New.

## GENERAL MOTORS CORPORATION

Room 701, 7th Floor, Wurlitzer Building  
120 West 42d Street Phone Bryant 2996

Or Your Own Broker

## —AND DECENT RENTALS

CONVENIENT location, plenty of daylight and  
fresh air, thorough-going service, tenants  
of high character and decent rentals—rentals  
no higher than those charged in ordinary buildings.  
These in brief, are the essentials which char-  
acterize the ideal office building.

Many people consider the Borden Building at  
Madison Avenue and 45th Street to be the  
fulfilment of this ideal.

Inquiries and inspection are confidently invited.

Space available in large and small units  
Ready this month

## BORDEN BUILDING

BRADY & BOWMAN, Inc., AGENTS  
350 MADISON AVENUE Vanderbilt 7403

## Office Space Times Square District 4 Desirable Units

8th Floor . . . . . 920 Sq. Ft.  
11th Floor . . . . . 4676 " "  
13th Floor . . . . . 2432 " "  
Pent House on Roof . . . 1350 " "

## Cheap Rental

Space is partitioned for executive and general  
offices. Fine floor coverings in place.

## General Motors Corporation,

Room 701—7th floor Wurlitzer Building  
120 West 42nd St. Tel. Bryant 2996  
Or Your Own Broker

## OFFICES

\$60 and Upwards  
FULL COMPLETE SERVICE  
Tilmar Building  
145 West 45th St.  
APPLY ON PREMISES  
ROBERT P. ZOBEL  
ROOM 202

## RENTS REDUCED

122 Fifth Avenue  
17th and 18th Sts.  
LIGHT LOFTS,  
OFFICES AND SHOWROOMS  
763 Sq. Ft. . . . . \$1,150  
1,100 Sq. Ft. . . . . 1,400  
2,241 Sq. Ft. . . . . 2,600  
3,860 Sq. Ft. . . . . 4,100  
5,141 Sq. Ft. . . . . 4,900  
OR WILL DIVIDE TO SUIT  
OFFERS WANTED  
Manufacturing permitted. Fireproof, 100%  
sprinklers. Brokers protected. Our  
representative is on the premises.  
E. SHARUM CO.  
170 Broadway. Tel. Cortlandt 7263

## 15 East 40th St.

GRAND CENTRAL ZONE  
FOLLOWING OFFICES

Floor	Sq. Ft.
3rd	795
5th	398
6th	510
7th	401
10th	1074
11th	852

MODERATE RENTALS

Stafford Bros., Inc.  
342 Madison Ave.—Vanderbilt 2246

## 100-4 5th AVE.

N. W. Corner 15th St.  
Only a Small Amount  
of Space Available.

Offices \$780 to  
\$3,600  
Showrooms

IMMEDIATE POSSESSION.  
Modern Fireproof Buildings.  
FIRST CLASS MANAGEMENT  
EXCELLENT SERVICE  
Apply Premises or Tel. Watkins 6287  
Edgar A. Levy Leasing Co.  
595 5th Ave. Tel. Murray Hill 6990  
Or Your Own Broker.

## 38-44 West 21st St.

STORE & BASEMENT

also 1st LOFT 67x92  
TOGETHER OR SEPARATELY  
100% SPRINKLER  
POSSESSION AT ONCE  
H. J. Sachs & Co., 38 West 21st St.  
OR YOUR BROKER

## 4 East 53d St.

Immediately Adjoining 5th Av.  
New 7 Story Building  
Store, Basement  
and Upper Floors  
UNUSUALLY LIGHT  
APPLY ON PREMISES OR  
FREDK FOX & CO., Inc.  
391 Madison Av. Tel. Vanderbilt 6349

LOFTS—STORES—BUILDINGS  
Merchandise Warehouses and Factories.  
100% SPRINKLER. All Sizes.  
LOUIS SCHRAG, 142 W. 23d St.

## REAL ESTATE AT AUCTION.

## REAL ESTATE AT AUCTION.

In Manhattan's Most Popular Apartment Section  
WASHINGTON HEIGHTS  
On Broadway, Ft. Washington Ave., Bennett Ave.  
And Overlook Terrace, facing Hudson River near 190th Street

53 CHOICE CITY LOTS  
To be sold separately, belonging to  
The Bedford Estates  
ABSOLUTE AUCTION  
Thursday, April 27th

At Noon, in Exchange Salesroom, 14 Vesey St., N. Y. City.  
Right at the big Washington Heights apartment develop-  
ment, and are situated as to be desirable for immediate  
improvement with high-class apartments and dwellings.

70% on Mortgage. Title Guarantee & Trust Company Policies Free  
Messrs. Coudert Bros., Attys. 2 Rector St., N. Y. City.  
Messrs. Parsons, Glendon & McIlwaine, Attys.  
62 William St., N. Y. City.

Send for Bookmap

67 Liberty Street New York City Telephone  
Cortlandt 0744  
Auctioneer Inc.

## REAL ESTATE—Out of City.

Westchester—Sale or Rent.

## REAL ESTATE—Out of City.

Westchester—Sale or Rent.

## STERLING PROPERTIES IN THE HILLS BACK OF RYE

Kenneth Ives & Co.  
Selling Agents  
17 EAST 42D ST., NEW YORK  
PHONE MURRAY HILL 6037

THIS BEAUTIFUL TRACT of 586 acres  
of largely improved land—mead-  
ows, hills, valleys, woodlands, roads,  
and bridle paths—offers a marvel-  
ously varied choice of picturesque  
and unusually desirable home sites  
in the very heart of the popular West-  
chester country club section and the  
only considerable property in the  
vicinity available for substantial  
homes. Magnificent views. Easy  
accessibility. For sale in restricted  
acreage divisions.  
Maps and particulars on request  
Also appointments for inspection

## REAL ESTATE AT AUCTION.

EXCEPTIONAL OPPORTUNITY!  
PLOT 25,000 FEET (2 CORNERS)  
LARGE HOUSE, STABLE AND GARAGE.  
On Glenwood Ave., Fine & Grove Streets,  
YONKERS, N. Y.  
Surrounded by these beautiful homes of  
many New York business men in North  
Broadway Section overlooking the Hudson  
River.  
AT PUBLIC AUCTION  
SATURDAY, APRIL 22ND, AT 2:30 P. M.  
on Premises. Rain or Shine.  
A little money wisely expended would  
make it an ideal home. Plenty of ground  
to erect additional homes if desired.  
Easy terms. Don't fail to attend the Sale.  
CHARLES H. HAND, Auctioneer,  
16 S. 3d Av. Tel. Hittlerest 2084 Mt. Vernon.

## CITY REAL ESTATE.

148 WEST 57th STREET CIRCLE 6095

JOSEPH MILNER  
COMPANY  
305 6th Ave. Tel. Vanderbilt 3607.

Above 14th St. to 50th St. (Inclusive).  
East River to North River.

For Sale  
PLOT  
100 x 200  
FOR  
\$125,000  
West Side  
above 42d St.  
Suitable for  
immediate development

CROSS & BROWN  
COMPANY  
Agents  
19 East 41st St. Murray Hill 7109

36 EAST 49TH ST.  
21 FT. 6 INCHES BY 75 FT.  
21 ft. 6 ins. east  
of Madison Ave.  
4 STORY DWELLING  
EARLY POSSESSION  
PRICE \$100,000. TERMS TO SUIT  
MANDEL-EHRICH CORP.  
9 EAST 49TH ST.  
TEL. VANDERBILT 280-281.

Above 50th St.—5th Av. to North River.

STOREKEEPERS, ATTENTION  
\$5,000 CASH BUYS  
Real bargain, Columbus av., near 81st st.,  
2 story double flat, 2 stores, ranges, boilers  
and bath; price \$5,000.  
J. KEMPNER & SON, INC.  
622 5th Av.

Spuyten Duyl and Riverdale,  
Above Harlem River.

Fieldston RIVERDALE-  
ON HUDSON.  
New York City's most accessible suburb.  
GEORGE HOWE, 151 Fifth Ave., N. Y. C.

Borough of Bronx—Sale or Rent.

\$2,000 BUYS A beautiful one-family  
dwelling, balance on terms  
to suit; plot 20x100; house  
11x45, 8 and 7 rooms, all improvements;  
room for garage and garden; Jerome av. bus  
passer door. Open Sundays. Tax exempt.  
DANIEL HOULIHAN,  
6992-6990 Tremont.

## CITY REAL ESTATE.

Above 50th St.—5th Av. to East River.

CHOICE VACANT PLOT  
Suitable for Apartment House Im-  
provement.  
North Side 90th St.  
BET. PARK & LEXINGTON AVES.  
Size 75x100  
Can arrange financing for 9 story  
apartment house.

MANDEL-EHRICH CORP.  
9 EAST 49TH ST.  
Telephone Vanderbilt 0289.

Borough of Brooklyn—Sale or Rent.

TAX EXEMPTION SAVES \$1,750.  
\$5,150—Small cash payment and \$40 monthly  
with interest buys easy home, 6 rooms, bath,  
glass enclosed porch, steam heat, parquetry  
floors, tile bath, beautiful fixtures. Take  
Culver line "L" to 18th Ave., walk south  
to 1st St.  
PHONE 8503 BLYTHEBOURNE.

REAL ESTATE—Out of City.  
Long Island—Sale or Rent.

I. G. WOLF, 1379 N. Y. Ave., N. Y.  
Exceptional bargains on the North Shore.  
NORTH SHORE REAL ESTATE.  
L'ECUSE, WASHBURN & CO.  
25 East 40th St. Vanderbilt 2558.

Westchester—Sale or Rent.

Choice NEW ROCHELLE Homes.  
Rennicks Realty Co.  
26 North Ave., New Rochelle, N. Y.  
Tel. 907-908-909 New Rochelle.

New Jersey—Sale or Rent.

Harrington Park Estates, Inc.  
near Harrington Park Station, Bergen  
County, Northeast, N. J., is now offering for  
sale 1 acre plots for permanent homes and  
will contract to build such homes when de-  
sired. A map and description of the property  
will be mailed promptly on request.  
Address to HARRINGTON PARK ESTATES,  
46 B. 50th St., N. Y. C. Office and repre-  
sentative on the premises.

MONTCLAIR PROPERTIES  
FRANK HUGHES COMPANY  
CHAS. R. REEVE, MILLBURN, N. J.  
Homes from \$7,500 to \$150,000.  
Maplewood—Short Hills—Summit.

RUTHERFORD EDW. S. BROWN.  
REAL ESTATE. Shafer Bldg., Bath.  
Connecticut—Sale or Rent.

E. P. HATCH INC. Real Estate Greenwich Ct.  
Tel. 1623

Ladd & Nichols, Inc. Greenwich, Conn.  
9 E. 40th St., N. Y.

BUSINESS PLACES TO LET.  
From Battery to 14th St., Inclusive.

Offices and Show Rooms  
25 West Broadway  
Park Place and Barclay St.  
Offices and Show Rooms.  
Elevator, steam heat, sprinkler  
system.

66 West Broadway  
N. W. Cor. Murray St.  
One entire floor.  
Also single offices and show rooms.  
Elevator, steam heat, electric light.

CRUIKSHANK COMPANY  
141 Broadway